

Residential Tenancy Agreement

Kritonas Location Address

Agreement particulars	Details
Agreement date	_____
Landlord	_____
Tenant or Tenants	_____
Term	12 months
Commencement date	_____
Expiry date	_____
Monthly rent	EUR _____
Security deposit	Two months rent: EUR _____

Completion note. Complete every blank, attach and sign the furnished inventory and condition report, record meter readings and keys, and give each party a complete signed copy. Obtain advice from a Cyprus advocate before signature if the property may fall within rent-control legislation or any unusual fact applies.

Parties and property details

Item	Landlord	Tenant
Full legal name	_____	_____
ID passport registration no.	_____	_____
Address for notices	_____	_____
Email	_____	_____
Telephone	_____	_____

If there is more than one Tenant, each Tenant is jointly and severally liable for every Tenant obligation.

Property information	Details
Full address	House at Helen of Troy Gardens, Tersefanou, Larnaca District, 7562, Republic of Cyprus
House or unit number	_____
Land Registry details optional	Registration _____ Sheet Plan _____ Plot _____
Included areas	Parking _____ Storage _____ Garden _____ Pool _____
EPC number and rating	_____
Permitted occupiers	_____

1 Grant and purpose

The Landlord lets and the Tenant takes the fully furnished Property described above for a fixed term of 12 months, together with the fixtures, fittings, furniture, appliances, keys and access devices recorded in the signed schedules. The schedules form part of this Agreement.

The Property may be used solely as a private residence by the Tenant and permitted occupiers. The Landlord confirms entitlement to let the Property and will provide peaceful enjoyment, subject to this Agreement and applicable law.

2 Term

The tenancy begins on _____ at _____ and ends 12 months later on _____ at _____, unless ended earlier in accordance with this Agreement or mandatory law. Continued occupation after expiry does not renew the fixed term unless the parties sign a written renewal. Any continuation or statutory tenancy arising by law is governed by applicable law.

3 Rent and payment

The rent is EUR _____ per calendar month, payable in advance on or before the ____ day of each month by bank transfer or other traceable electronic means to the account notified in writing by the Landlord. The first payment is due on _____.

Account name _____; Bank _____; IBAN _____; Payment reference _____. The Tenant may not deduct or set off rent except where mandatory law permits or the Landlord agrees in writing. No rent increase applies during the 12-month fixed term.

4 Security deposit

On signing, the Tenant pays a security deposit equal to two months' rent, namely EUR _____. The deposit secures unpaid rent, Tenant utilities or common expenses, missing inventory, and damage beyond fair wear and tear. It is not advance rent and may not be used as the final two months' rent without written consent.

Within 30 calendar days after vacant possession, return of all keys and receipt of final utility evidence, the Landlord will return the undisputed balance to the Tenant's nominated account and give an itemised statement of deductions. Reasonable evidence of material deductions will be supplied. Fair wear and tear, age, ordinary depreciation and pre-existing defects are not chargeable. If a final invoice is unavailable, a reasonable amount may be retained temporarily with an explanation and settled promptly when the cost is known.

Tenant refund IBAN: _____.

5 Occupation and restrictions

No person other than the named Tenant and permitted occupiers may reside at the Property, except short-term guests. The Tenant must not assign, sublet, license, advertise for short-term accommodation, accept paying guests, or transfer possession without prior written consent.

The Tenant must not conduct unlawful, dangerous or materially disruptive activity, create nuisance or excessive noise, or use the Property for a business requiring planning or operating permission.

6 Condition and care

The Tenant accepts the Property subject to the defects recorded in Schedule 1. The Tenant must keep the interior and furnished contents reasonably clean and sanitary, ventilate reasonably, use appliances according to instructions, and take reasonable steps to prevent avoidable damp, mould, blocked drains, pests and water damage. Defects, leaks, hazards and damage must be reported promptly.

The Tenant is responsible for loss or damage caused by the Tenant, permitted occupiers, guests or pets through misuse, negligence or breach, but not for fair wear and tear, latent defects or structural failure not caused by them. No structural work, painting, drilling affecting services, lock change, satellite dish or other alteration is permitted without written consent.

7 Repairs and maintenance

The Landlord is responsible for the structure, roof, exterior, main water and electrical installations, and supplied systems and appliances, except where repair is required because of Tenant-caused damage. The

Landlord will respond to notified urgent hazards within a reasonable time having regard to their severity and contractor availability.

The Tenant is responsible for ordinary consumables, light bulbs, remote-control batteries and routine cleaning. Garden, pool and air-conditioning duties apply only as allocated in Schedule 3. No provision excludes a duty imposed by law. The Tenant may arrange a material repair at the Landlord's expense only with written approval, except for reasonable emergency action needed to prevent imminent injury or serious damage when the Landlord cannot be reached.

8 Utilities expenses and taxes

Responsibility is allocated in Schedule 3. The Tenant must pay all Tenant-allocated charges on time and provide final settlement evidence at check-out. The Landlord remains responsible for ownership taxes, structural insurance and charges allocated to the Landlord. Municipal, refuse, sewerage, common-area and similar charges must be allocated expressly; silence does not transfer an ownership charge to the Tenant.

9 Access

Except in a genuine emergency or where immediate access is reasonably necessary to prevent serious damage, the Landlord or authorised contractor may enter only at a reasonable time after at least 24 hours' prior notice stating the purpose. Access may be requested for inspection, repair, safety compliance, meter reading, valuation, or viewings during the final 60 days. The parties will act reasonably in arranging access. Privacy and peaceful occupation must not be unlawfully disturbed.

10 Keys security and insurance

The Tenant receives and must return the keys and access devices recorded in Schedule 2. Copies and lock changes require written consent except where immediately necessary for security; the Tenant must then notify the Landlord promptly and provide lawful access.

The Landlord's insurance does not cover the Tenant's belongings or personal liability. The Tenant is advised to obtain contents and liability insurance and must promptly report fire, burglary, significant water escape or another likely insurance event.

11 Pets smoking and safety

Pets: ☐ not permitted ☐ permitted only as follows: _____. Smoking or vaping: ☐ prohibited inside ☐ permitted as follows: _____.

The Tenant must not keep illegal, explosive or hazardous materials other than ordinary domestic quantities used safely. The Tenant must not disable smoke alarms, electrical protection, ventilation or other safety equipment.

12 Energy performance and documents

The Landlord states that the Tenant has been shown or given the Energy Performance Certificate where required by Cyprus law. Its reference and rating are recorded above. The Tenant will permit reasonable access for inspections legally required during the tenancy. This clause does not by itself certify regulatory compliance.

The Landlord will supply applicable development or common-area rules and available instructions for furnished appliances, pool, garden and security systems.

13 Development rules

The Tenant and permitted occupiers must comply with lawful and reasonably notified rules applying to Helen of Troy Gardens concerning common areas, refuse, parking, noise, pools and pets, provided they do not contradict this Agreement or mandatory law. Applicable rules should be attached as Schedule 4.

14 Breach and lawful termination

A party alleging breach must give written notice describing it and, where it can be remedied, a reasonable opportunity to remedy it. Persistent or serious breach may entitle the innocent party to terminate or seek relief under Cyprus law. Rent arrears, unlawful use, material damage, unauthorised transfer of possession and substantial nuisance are material breaches.

Possession may be recovered only by lawful process. Changing locks, removing belongings, disconnecting essential services or forcibly excluding the Tenant without lawful authority is prohibited. Nothing reduces any statutory notice, cure, eviction or court requirement.

15 Early termination

There is no unilateral break right unless the following option is completed and initialled by both parties: either [Landlord / Tenant / both] may end the contractual tenancy with not less than ____ months' written notice, expiring no earlier than _____. Conditions: _____.

The parties may end the tenancy at any time by a signed surrender agreement addressing possession, rent, utilities, deposit and keys. If the Tenant requests early release without a break right, the Landlord is not obliged to agree; any agreed cost must be reasonable, evidenced and recorded in writing.

16 End of tenancy

At the end of lawful occupation, the Tenant must vacate, remove personal belongings and refuse, return the Property reasonably clean and in the required condition, return all keys and access devices, and provide forwarding and refund details. The parties should conduct a joint check-out against Schedule 1 and record meter readings. Property left behind may be handled only after reasonable notice and according to law; valuable goods are not automatically abandoned.

17 Notices

Notices must be in writing and delivered by hand, registered post or courier to the stated notice address, or by email where receipt is acknowledged or reliably evidenced. Changes of contact details must be notified promptly. Court and statutory notices must be served in the manner required by law; this clause does not replace mandatory service rules.

18 Personal data

Each party may process the other's identification, contact, payment, occupancy and property-condition data only as reasonably necessary to administer the tenancy, meet legal duties, protect legitimate interests, or establish and defend legal claims. Data must be secured, disclosed only where lawful and necessary, and retained no longer than justified. Rights under Regulation (EU) 2016/679 and Cyprus data-protection law are preserved.

19 Law and disputes

This Agreement is governed by the law of the Republic of Cyprus. Cyprus courts and tribunals have jurisdiction, including the Rent Control Court where it has exclusive jurisdiction. Before proceedings, the parties should try in good faith to resolve a dispute through written discussion or voluntary mediation, unless urgent relief, a limitation deadline or possession proceedings require otherwise.

20 Rent Control Law and mandatory rights

Application of the Rent Control Law depends on statutory facts, including location, building age, tenancy nature, tenant status and occupation history. This Agreement does not admit that the tenancy is or is not controlled. If the Tenant becomes a statutory tenant or another mandatory provision applies, it prevails over an inconsistent clause. No prohibited waiver of statutory protection is effective.

21 Entire agreement and severability

This Agreement and its signed schedules are the whole tenancy agreement, without excluding fraud or any liability that cannot lawfully be excluded. Changes must be written and signed by both parties, except lawful notices and updated contact or payment information. An invalid provision will be limited or severed only to the minimum necessary; the remainder continues.

22 Signatures and language

This Agreement may be signed in counterparts and by a legally effective electronic signature. Controlling language: ☐ English ☐ Greek ☐ both, with discrepancies resolved by _____. Each party confirms an opportunity to read the Agreement and obtain independent advice.

Execution

Signed as an agreement. Each signatory should initial every page and each schedule.

Landlord	Tenant
Signature: _____ Name: _____ Date: _____ ID passport no.: _____	Signature: _____ Name: _____ Date: _____ ID passport no.: _____
Witness optional Signature: _____ Name and ID: _____	Witness optional Signature: _____ Name and ID: _____

Schedule 1 Furnished Inventory and Condition Report

Complete at check-in, identify all pre-existing marks or defects, attach dated photographs, and have both parties initial every page. Add sheets where needed.

Area or item	Quantity and description	Check-in condition	Photo note ref.
Entrance locks			
Living dining room furniture			
Kitchen appliances and contents			
Bedroom 1 furniture linen			
Bedroom 2 furniture linen			
Other bedroom room			
Bathrooms WCs			
Air-conditioning heating			
Windows shutters screens			
Television electronics			
Garden veranda furniture			
Parking storage			
Pool common facilities			
Other			

Check-in defects and agreed action dates:

Acceptance	Landlord	Tenant
Initials signature and date		

Schedule 2 Keys Meters and Handover

Item	Number or reading	Condition date notes
Front door keys		
Other keys		
Gate parking remotes		
Alarm access information		
Electricity meter no. reading		
Water meter no. reading		
Gas fuel if any		
Internet router equipment		
Other		

Handover date and time: _____. The parties confirm handover subject to the notes above.

Landlord signature	Tenant signature
_____	_____

Schedule 3 Allocation of Costs and Routine Tasks

Tick one responsible party for every applicable item and add limits or details.

Cost or task	Landlord	Tenant	Details limit frequency
Electricity	☐	☐	
Water consumption	☐	☐	
Water sewerage standing charges	☐	☐	
Internet telephone television	☐	☐	
Municipal refuse charge	☐	☐	
Common expenses	☐	☐	
Garden routine care	☐	☐	
Pool routine care	☐	☐	
Air-conditioning servicing	☐	☐	
Pest control	☐	☐	
Structural insurance	☒	☐	Landlord
Tenant contents insurance	☐	☒	Tenant belongings
Ownership taxes	☒	☐	Landlord
Other	☐	☐	

Agreement	Landlord	Tenant
Initials signature and date	_____	_____

Schedule 4 Documents Supplied

Document	Supplied date	Tenant initials
Energy Performance Certificate where required		
Inventory photographs		
Development common-area rules		
Appliance instructions warranties		
Pool garden instructions if applicable		
Emergency and Landlord contacts		
Other		

Completion checklist

- Verify the Landlord's identity and authority to let.
- Confirm the exact house or unit number and optional Land Registry details.
- Check whether the premises and occupation history may engage the Rent Control Law.
- Enter dates, rent, two-month deposit and traceable payment details.
- Attach the EPC where required and record its number and rating.
- Complete, photograph and sign the furnished inventory, condition, keys and meter schedules.
- Allocate every utility, common expense, garden and pool duty.
- Give each party a complete signed copy and retain payment and notice records.

Legal framework reference note

This form is designed for a private residential tenancy in the Republic of Cyprus. It should be read with the Contract Law, Cap. 149; the Rent Control Law of 1983, Law 23/1983, as amended; applicable court rules; the Energy Performance of Buildings legislation; Regulation (EU) 2016/679 and Cyprus data-protection law; and tax, electronic-payment and other mandatory rules in force on signature. Cyprus stamp-duty treatment changed under the 2026 tax reform; confirm the signing-date position with the Cyprus Tax Department or a Cyprus advocate rather than applying historical rates.

Drafting status. This is a completion-ready legal template, not a substitute for advice on title, rent-control status, immigration use, tax, licensing, planning compliance, a corporate party or disputed possession. A Cyprus advocate should review the completed particulars if any such issue arises.